



**1143 Warwick Way**  
**Mount Pleasant, Wisconsin 53406**  
 Taxed by Village of Mount Pleasant

**\$18**

**MLS #:** 1942931  
**Property Type:** Comm/Industrial  
**Taxes:** \$0 / 0  
**Business Name:**  
**Year Established:**  
**Est. Total Sq. Ft:** 2,110  
**Avg Ceiling Height:** 8'-10'  
**Truck Door Height:** No Truck Door  
**Est. Year Built:** 2000  
**Parking:** 75

**Lease Amount:** \$  
**Lease Expiration:**  
**Avg Rent/Sq. Ft:** \$18  
**Expenses Include:** Property Management  
**Scheduled Gross Income:** \$0  
**Gross Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Net Operating Income:** \$0

**GREAT MEDICAL/OFFICE SPACE. 2110SF ON ONE LEVEL. EASY PARKING & ACCESS. LOCATED JUST OFF HWY 20.**

\*\* OWNER OFFERING TENANT INCENTIVE \*\* 3 YEAR LEASE = 3 MONTHS FREE RENT TO START. 5 YEAR LEASE = 6 MONTHS FREE RENT TO START. 2110 SF in a stairless building, with great parking and easy access in and out. This is a Medical/Office complex with 5 stand-alone buildings and long-term national medical tenants including DaVita Dialysis, Aurora Health Center and Concentra Urgent Care. There are professional, non-medical, office tenants in other buildings. Suite 2 has been built out as a counseling center with an entry/waiting area, 8 private offices, 2 restrooms and 1 breakroom. This building is shared with one other tenant. Modified Gross Lease. Tenant will pay gas, electric and internet. Cannot be divided.

**Directions:** Hwy 20 to Warwick Way north to property

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